



Silverdale Avenue

Westcliff-on-Sea

- GROUND FLOOR FLAT
- ONE BEDROOM
- LONG LEASE
- IN NEED OF MODERNISATION



Guide Price £160,000

A one bedroom, two reception room ground floor flat in Silverdale Avenue with own private rear garden that is offered with vacant possession.





Welcome to this one bedroom ground floor flat in Silverdale Avenue, Westdiff-On-Sea.

The property is accessed via your own front door and you are brought in to a hallway that connects to the bedroom, lounge and dining room. The living room has a bay fronted window and provides ample space, the dining room provides entrance into the kitchen and also gives access to the private rear garden. The kitchen is to the rear and the bathroom is found off of this room.

The rear garden provides a perfect retreat with space to entertain and relax particularly in the summer months.

This property is situated within walking distance to Hamlet Court Road and all its amenities, and Westdiff Train station with direct links to London Fenchurch Street.

Offered to the market with vacant possession, therefore no onward chain.

Please note this property also awaits the grant of probate, which has been applied for.

HALLWAY

LOUNGE

15' 0" x 11' 0" (4.57m x 3.35m)

**BEDROOM**

13' 7" x 8' 4" (4.14m x 2.54m)

DINING ROOM

12' 9" x 8' 4" (3.89m x 2.54m)

KITCHEN

7' 0" x 5' 7" (2.13m x 1.7m)

BATHROOM

5' 7" x 4' 3" (1.7m x 1.3m)

TENURE

LEASE REMAINING - 154 YEARS

GROUND RENT - £60 PER ANNUM

SERVICE CHARGE - TBC

EPC - TBC

COUNCIL TAX - A



These particulars are accurate to the best of our knowledge but do not constitute an offer or contract. Photos are for representation only and do not imply the inclusion of fixtures and fittings. The floor plans are not to scale and only provide an indication of the layout.



Ground Floor

Approx. 49.4 sq. metres (531.4 sq. feet)



Total area: approx. 49.4 sq. metres (531.4 sq. feet)

Regulated by RICS

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